

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Ti Tree Avenue Bonbeach VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,200,000

&

\$3,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Bonbeach

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

18 Somme Parade Edithvale VIC 3196	\$3,525,000	01-May-21
137 Palm Beach Drive Patterson Lakes VIC 3197	\$3,200,000	06-Feb-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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18 Somme Parade Edithvale VIC 3196

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Sold Price ^{RS} **\$3,525,000** Sold Date **01-May-21**

Distance **2.72km**

Notes from your agent

3.525



137 Palm Beach Drive Patterson Lakes VIC 3197

4 4 4

Sold Price **\$3,200,000** Sold Date **06-Feb-21**

Distance **2.74km**

RS = Recent sale

UN = Undisclosed Sale

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